



Champion Real Estate Investment Trust
*(a Hong Kong collective investment scheme authorised under section 104 of
the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(Stock Code: 2778)

Managed by
Eagle Asset Management
Eagle Asset Management (CP) Limited

NOTICE OF THE FIRST ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the First Annual General Meeting of Unitholders of Champion Real Estate Investment Trust ("Champion REIT") will be held at the Penthouse, Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong on Monday, 14 May 2007 at 3:00 p.m. for the following purposes :

- (1) To note the audited financial statements of Champion REIT together with the Auditors' Report for the period from 26 April 2006 (date of establishment of Champion REIT) to 31 December 2006.
- (2) To note the payment of distribution for the period ended 31 December 2006.
- (3) To note the appointment of Auditors of Champion REIT and the fixing of their remuneration.

By Order of the Board
EAGLE ASSET MANAGEMENT (CP) LIMITED
(as manager of Champion Real Estate Investment Trust)
LO Ka Shui
Chairman

Hong Kong, 20 April 2007

Registered Office:
Suite 3008, 30th Floor
Great Eagle Centre
23 Harbour Road, Wanchai
Hong Kong

Notes

- 1 A Unitholder entitled to attend at the meeting convened by the above notice is entitled to appoint one or more proxies to attend in his/her stead. The person appointed to act as a proxy need not be a Unitholder.
- 2 In order to be valid, the form of proxy, together with any power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be deposited at the registered office of the Unit Registrar of Champion REIT, Computershare Hong Kong Investor Services Limited, at 46th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, not later than 48 hours before the time fixed for holding the meeting or at any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- 3 The Register of Unitholders will be closed from Monday, 7 May 2007 to Monday, 14 May 2007, both days inclusive, during which period no transfers of Units will be effected. For those Unitholders who are not already on the Register of Unitholders, in order to qualify for attending the meeting convened by the above notice and for the distribution, all Unit certificates accompanied by the duly completed transfers must be lodged with the Unit Registrar, Computershare Hong Kong Investor Services Limited of Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:30 p.m. on Friday, 4 May 2007.